



Planning Department

TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 264-9636
Fax (978) 264-9630
planning@acton-ma.gov

MEMORANDUM

To: Planning Board

Date: June 12, 2009

From: Roland Bartl, AICP, Planning Director

R.B.

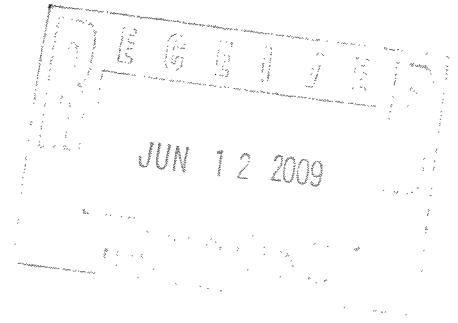
Subject: Isaac Davis Circle – Preliminary Subdivision

Attached are the application, departmental comments, and a draft decision.

In Planning we have conducted a preliminary review that indicates that the proposed subdivision is doable. More details would have to be presented at the definitive plan stage, and the definitive plan would need to show additional features and improvements to comply with the requirements of the subdivision rules and regulations. However, for a preliminary plan that must show things in a “general manner” the application is acceptable and the plan is approvable.

It is fairly obvious that the sole purpose of this preliminary plan is a zoning freeze for the property under M.G.L. Chapter 40A, Section 6. There is probably no chance that this 2-lot plan ever gets built since there is enough Main Street frontage for two lots.

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Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Planning Department

Date: June 12, 2009

From: Engineering Department

**Subject: Review of Preliminary Plan: Isaac Davis Circle Subdivision
348-352 Main Street**

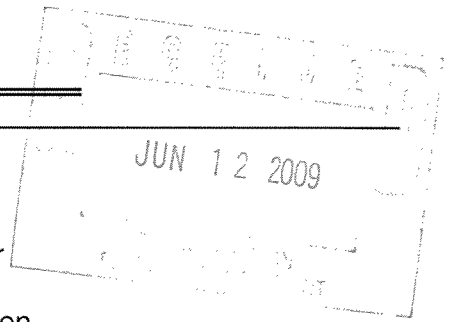
We have reviewed the preliminary plan for Isaac Davis Circle dated May 15, 2009 and have the following comments:

1. The proposed street name "Isaac Davis Circle" will need to be changed. Acton already has an existing common driveway named "**Isaac Davis Way**".
2. Based on our turning templates, a fire truck can safely maneuver within Isaac Davis Circle.
3. We would like the applicant to label the sight distance for Isaac Davis Circle to ensure the visibility is adequate for the actual 85% speed of the traffic on Main Street.
4. When the Definitive Plan is submitted we will conduct a more comprehensive review of the proposed drainage design. As part of the definitive plan review, the engineer will need to submit copies of soil logs and percolation tests for any drainage trenches/infiltration chambers that are proposed to determine the depth to groundwater, infiltration rates, etc...
5. There is a drain pipe from the existing catch basin on Main Street that heads toward the driveway for house #348. Any construction on this property should be conducted in a manner that does not damage and/or obstruct any existing Town drainage systems.
6. The existing sidewalk along their frontage on Main Street ends at the crosswalk within the state layout. The applicant should propose to extend the sidewalk along their entire frontage. It is our preference to have a grass strip between the proposed sidewalk and Main Street to separate these amenities for safety reasons and to provide an area for snow storage. We would also prefer to have the existing

crosswalk relocated from the end of the Route 2 ramp to Isaac Davis Circle.

7. Any proposed work within the State Layout portion of Route 27 will require a permit from Masshighway. Isaac Davis Circle is located on the Town-controlled portion of Route 27. Any work within this section of Main Street will require the Town's Permit to Construct Within A Public Way.
8. The applicant will be required to close-off the existing driveway(s) and reconstruct the sidewalk & curbing.
9. It is not clear in this submittal if this road is intended to be a town or private way.
10. If Isaac Davis Circle is to remain private, the maintenance agreement should incorporate the standard language for private ways so the future residents clearly understand the Town will not be responsible for snow plowing or any other related maintenance and that the road will not become a public way. The maintenance agreement should also incorporate an Operation and Maintenance Plan for the proposed drainage system so that future property owners can easily understand how/when to inspect and maintain the private drainage system.

ACTON PLANNING DEPARTMENT
Inter-departmental Memo
978-264-9636



Date: 05/28/09

To: Assessors
Conservation Commission
Fire Department
Historical Commission
Municipal Properties
Water District
Sidewalk Committee
Building Commissioner
Engineering Administrator
Health Department
Historic District Commission
Police Department, fyi
Mark Hald, fyi
Design Review Board

From: Kim DelNigro, Secretary *LD*

Subject: Review of Preliminary Subdivision entitled "Isaac Davis Circle"

Attached is an application for approval for a preliminary subdivision entitled "Isaac Davis Circle Subdivision". General information about the proposed development is as follows:

Location: 348, 350, 352 Main Street
Applicant: Walker Realty, LLC
Address: 2 Lan Drive, Westford, MA 01886
Owner: Walker Realty, LLC
Engineer: Hancock Associates
Lots: 3
Street Name: Isaac Davis Circle
Street Length: 266 +/-
Map: F-3
Parcels: 54, 61, 61-1
Zoning: R-2
Decision Due: July 6, 2009

Please review the enclosed application and send your comments to the Planning Department no later than **June 11, 2009**. The public meeting is scheduled for June 16, 2009 at 7:45 PM. If you have any questions, please call the Planning Department at 264-9636.

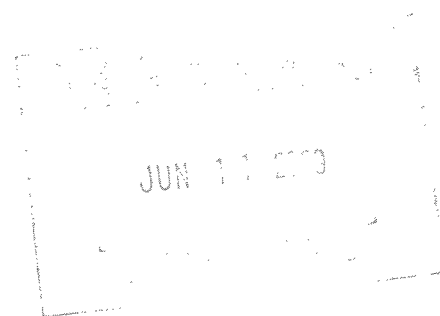
Review Comments: Please be advised that I have
no comment or objection.

Signature: Robert C. Laing, Fire Chief

Date: 6/12/09

Kim DelNigro

From: Leslie Hogan [lesliehogan@hotmail.com]
Sent: Thursday, June 11, 2009 9:28 AM
To: Planning Department
Cc: Sidewalk Committee
Subject: Isaac Davis Circle



To Planning Dept:

The sidewalk committee met last night and reviewed the proposed preliminary site plan for Isaac Davis Circle. We did not see any sidewalks on the plan. If this site is developed in any way, we would ask that the developer construct sidewalks on the section of Main St that fronts the lot. This will complete a gap in sidewalks in a very busy location.

Thank you.

Leslie Hogan
Member, Sidewalk Committee

Leslie Hogan
Coldwell Banker Residential Brokerage
Acton, MA

Cell 978-764-9990
Office 978-263-3303 Fax 978-264-4831

Website: www.lesliehogan.com
Linked In: www.linkedin.com/in/lesliehogan

6/11/2009

Water Supply District of Acton

693 MASSACHUSETTS AVENUE
P.O. BOX 953
ACTON, MASSACHUSETTS 01720

TELEPHONE (978) 263-9107

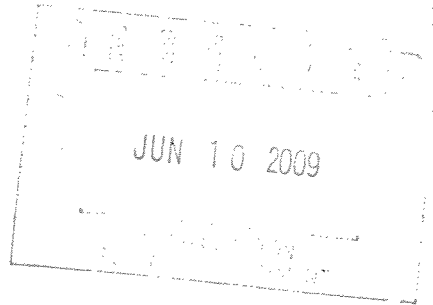
FAX (978) 264-0148

DATE: 6/10/2009

TO: Town of Acton Planning Department

FROM: Chris Allen, District Manager

RE: Comments on Isaac Davis Circle



1. No water infrastructure annotate on any drawings included with the application. Since there are existing dwellings, assumption should be made that there are existing water services to these dwellings.
2. If the proposed development will require >5,000 Gallons-per-day (GPD), the owner, or owner's representative, must submit a "Water Impact Report" per Acton Water District (AWD) guidelines.
3. All water mains, services, appurtenances and installation of such must comply with AWD specifications. (Hard copy may be picked up at AWD main office)
4. A proposed "As-Built" plan of the water infrastructure must be submitted, reviewed and approved by AWD prior to any installation of said infrastructure.
5. A final "As-Built" plan denoting exact locations of all water infrastructure will be submitted by the contractor prior to filling of any water mains for pressure test or disinfection per AWD specifications.

Respectfully submitted

Chris Allen
District Manager

ACTON PLANNING DEPARTMENT
Inter-departmental Memo
978-264-9636

Date: 05/28/09

To: Assessors
Conservation Commission
Fire Department
Historical Commission
Municipal Properties
Water District
Sidewalk Committee
Building Commissioner ✓
Engineering Administrator
Health Department
Historic District Commission
Police Department, fyi
Mark Hald, fyi
Design Review Board

From: Kim DelNigro, Secretary

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Lots: 3
Street Name: Isaac Davis Circle
Street Length: 266 +/-
Map: F-3
Parcels: 54, 61, 61-1
Zoning: R-2
Decision Due: July 6, 2009

Please review the enclosed application and send your comments to the Planning Department no later than **June 11, 2009**. The public meeting is scheduled for June 16, 2009 at 7:45 PM. If you have any questions, please call the Planning Department at 264-9636.

Review Comments: No comments at this time

Signature: Frank Ramibottas Date: 6/4/09

ACTON PLANNING DEPARTMENT
Inter-departmental Memo
978-264-9636

JUN 8 2009

Date: 05/28/09

To: Assessors
Conservation Commission
Fire Department
Historical Commission
Municipal Properties
Water District
Sidewalk Committee
Building Commissioner
Engineering Administrator
Health Department
Historic District Commission
Police Department, fyi
Mark Hald, fyi
Design Review Board

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Review Comments: THE Health Dept cannot recommend the
submitted plan because we cannot confirm the
soil conditions in the proposed soil absorption
systems. Deep Test hole locations and data
required for each system (4 deep holes, 2 percs)

Signature: J. Shari

Date: 6/8/09



**Design Review Board
Town of Acton
Memo**

Date of Review: 6/02/09; w/out proponent

Project: "Isaac Davis Circle"
348, 350 & 352 Main Street, Acton, MA

Proponent: Walker Realty, LLC
Plans Submitted: Site Plan 2009

Per request of the Building Department, the DRB reviewed this subdivision plan recently submitted by Walker Realty, which is also the proponent for a large daycare building on the same site. This appears to be a 'freeze zoning' plan for the site. Our comment:

We wonder if the the 2-house project "Isaac Davis Circle" shown here requires subdivision approval at all because it already has adequate frontage for two lots on Main Street as is; therefore the cul de sac shown is not necessary and neither is subdivision. We wonder if the plan shown is simply ANR. We defer to the Planning Board and Planning Department to make any final determination.

Thank you.


The Design Review Board
Town of Acton

ACTON PLANNING DEPARTMENT
Inter-departmental Memo
978-264-9636

JUN 8 2009

Date: 5/28/09

To: Steve Barrett, Finance Director

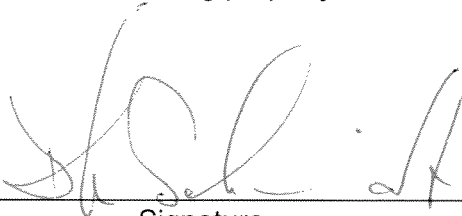
From: Kim DelNigro, Secretary for Planning Dept. 

Subject: Review of Preliminary Subdivision entitled "Isaac Davis Circle Subdivision"
348, 350, 352 Main Street
Map: F-3, Parcels: 54, 61, 61-1

The Planning Board has received an application for the above referenced subdivision and is scheduled to hold a public meeting on June 16, 2009. Please advise the Board of any delinquent taxes owed on the property at this time. If any property taxes are overdue, the Planning Board will include a condition requiring tax payment in their decision.

☒ No property taxes due at this time.

☐ The following property taxes are overdue at this time:



Signature



Date

Thank you for your attention to this request.